

PALOMAR AIRPORT ADVISORY COMMITTEE
2198 Palomar Airport Road
Carlsbad, CA 92011
Phone: (760) 431-4646

MINUTES

Thursday, May 18, 2006

Chairperson Ramona Finnila called the meeting to order at 7:00 p.m. on May 18, 2006, in the Carlsbad City Council Chambers, 1200 Carlsbad Village Drive, Carlsbad, California.

MEMBERS PRESENT

Chairperson Ramona Finnila
Vice-Chairperson Tim Hutter
John Christensen
Chuck Collins
Bob Gates
Ginna Reyes
Tom Ricotta
Howard Williams

MEMBERS ABSENT

Bob Fuselier

Members present represent a quorum.

COUNTY STAFF PRESENT

Peter Drinkwater
Lee Ann Lardy
Guillermo "Willie" Vasquez
Jim Swain
Dan Thompson

ROLL CALL

The roll call was taken. There were no introductions.

APPROVAL OF MINUTES

The PAAC members discussed the minutes for the meeting of the month of April 2006. Chuck Collins motioned that they be approved, Tom Ricotta seconded the motion. The minutes were approved with Ginna Reyes and Tim Hutter dissenting.

PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

Mr. Thomas Talley of Vista, CA, referred to the PAAC member's discussion of the minutes for the month of April 2006. Mr. Talley's recommendation was that if there was

discussion regarding a particular action item on the agenda, it should be recorded in the minutes. Ms. Finnilla replied that since the True North ramp was not an action item on the April 2006 agenda, the discussion was not summarized in the minutes, which she said was the standard procedure.

TRUE NORTH TIE DOWN RAMP PRESENTATION – P. Drinkwater, L. Lardy, J. Hebreo, G. Vasquez

Mr. Drinkwater introduced the presentation, which had been presented previously at an informational meeting for those people on the waiting list for tie down spaces on the True North Tie Down Ramp. Ms. Lardy presented and discussed the permitting procedures of True North and, in Mr. Hebreo's absence, discussed the financial aspects. Mr. Vasquez discussed the operational aspects of True North.

Mr. Vasquez and Ms. Lardy confirmed that at least 44 people attended the informational meeting. Mr. Ricotta asked what the FAA's concerns were regarding the west end tie downs. Ms. Lardy said that the FAA had recommended that they reduce the number of vehicles traveling on the zipper line on the airport. It was reported there were 164 people on the list and that 96 forms had been returned as of the meeting. Mr. Hutter asked, in respect to the mini-RFP and the positioning of a fuel truck on the north side, if fuel trucks would be able to traverse the airport to get to True North. Mr. Vasquez said that while the fuel truck will drive along the airport perimeter road, aircraft wash trucks will have to use Palomar Airport Road and El Camino Real to reach True North. Mr. Hutter also asked how aircraft airworthiness will be policed on True North. Mr. Vasquez said that the Airport Operations staff will note signs that aircraft haven't been used, and ask for valid Airworthiness Certificates. Ms. Reyes asked Mr. Vasquez to expand on how True North will be staffed. Mr. Vasquez said it will be staffed by the Airport Operations staff and Steve Cummings, whose primary task will be to manage True North during the week. Additionally, Mr. Vasquez and Olivier Brackett will be able to assist with any issues. Ms. Lardy added that the staffing for True North will be a team approach. Ian Hodgson and Debra Stalnaker of the Real Property staff will be responsible for doing all the permits. Jeff Hebreo and his staff will be working on invoicing and billing using the County's Oracle system. It was reported security will be enforced through the El Camino Real gate, operated through the gate card system. There will also be a boundary fence and a surveillance camera.

PREMIER JET – LEASE AMENDMENTS – L. Lardy

Ms. Lardy introduced the proposed amendments that would clearly define the processing fees and add additional rent for long term prepaid subleases. The amendments provide that Premier Jet will pay 5% on one third of the initial long term prepaid leases along with 5% of ongoing monthly management fees received from these long term prepaid subleases as well as month to month subleases.

Mr. Hutter asked for additional documentation, including spreadsheets, to be provided before the PAAC makes their recommendation to the Board of Supervisors. Ms. Reyes and Mr. Ricotta agreed with Mr. Hutter. Ms. Lardy said in staff's professional opinion, the amendments being presented were a good deal for the County. Mr. Ricotta asked if other leases at the airport were given free rent until their construction was completed like Premier. Ms. Lardy said that they were not and added that every lease had some more favorable terms and some less favorable terms. Ms. Finnila said that when one is negotiating many leases, the terms vary due to changes in the tone of the leases, which has the most land, the chronological order of the leases and their payment history. She said that as PAAC members, their task was to make sure the process of negotiating or amending a lease was fair, that the PAAC members understood it, and to act in the best interests of the airport. Mr. Hutter felt that the number and precise use of an aircraft, whether commercial or non-commercial at Premier Jet, would lead to difficulty with the lease under the proposed amendments. Ms. Lardy responded that with the proposed amendment, it would not be necessary for the County to make that determination.

Ms. Reyes said that she had been asked by the County Counsel to abstain from voting on the amendments recommendation, although she had voted on all previous amendments for all of the other FBOs on the field during her tenure on PAAC.

John Christensen motioned that the PAAC recommend that the amendments be approved. Howard Williams seconded the motion. The motion did not carry by a 3-4 vote, with Ms. Reyes abstaining.

QUITCLAIM OF LEASE WITH BLUE MAX DEVELOPMENT – L. Lardy

Ms. Lardy introduced the proposed Quitclaim of Lease from Blue Max Development to the County for a payment of \$55,435, which would allow the County to move forward on the design of a new terminal building. The restaurant development never proceeded and the area was never used by Blue Max. The proposed amendment allows Blue Max and the County to end their current relationship amicably and move forward with other projects.

Mr. Hutter asked if Blue Max was technically in default of their lease. Ms. Lardy replied that they were not at this time.

Chuck Collins motioned that the PAAC recommend that the Board of Supervisors accept the proposed Quitclaim of Lease from Blue Max Development to the County. John Christensen seconded the motion, which passed unanimously.

FLY FRIENDLY PROGRAM PROGRESS REPORT – G. Reyes

Ms. Reyes reported that the pilot outreach letters had gone out to those unfamiliar with VNAP procedures. The FBOs on the field were being very cooperative. The Fly Friendly Program committee is an update to a program that was already in place. Two presentations had been made to community groups since the last meeting, as well as a

presentation to the Carlsbad City Council. The groups had questions about helicopters, biplanes, over flights and when Vision Airlines would start operating their service to Las Vegas. More presentations were scheduled before the next meeting.

PART 150 UPDATE – G. Vasquez

Mr. Vasquez asked for this item to be taken off of the agenda. The official review begins on June 1st. There will then be 60 days for public comment. The formal review will run 120 days from start to finish.

AIRPORT COMMUNITY RELATIONS – J. Swain

- ➔ Monthly Operations Count: 17,436
- ➔ Annual Operations Count: 64,457
- ➔ Monthly Air Carrier Passenger Enplanements: 4,618
- ➔ Annual Air Carrier Passenger Enplanements: 15,204
- ➔ Monthly Air Carrier Passenger Throughput: Revenue Out: 4,090; Revenue In: 3,916; Non-Revenue Out: 528; Non-Revenue In: 526; Total Passenger Throughput: 9,060
- ➔ Local Traffic: 5,742
- ➔ Transient Traffic: 11,694
- ➔ Monthly Concerns: 63
- ➔ Annual Concerns: 135
- ➔ Ratio of Concerns to Operations for April: 63 concerns for 17,436 aircraft, which is 1 concern for every 286 operations.
- ➔ Noise Concern by area: Southwest: 48 concerns; Southeast: 13; Northwest: 2
- ➔ Noise Concern by type: Noise: 19; VNAP: 33; Low: 11; Over flights: 0
- ➔ Noise Concern by aircraft type: Propellers: 31; Jets: 20; Helicopters: 8; No Aircraft Type Specified: 4
- ➔ Noise Concern by time of day: 0700 to 1700: 21; 1700 to 2200: 7; 2200 to 0700: 35

R24 VNAP COMMITTEE – T. Hutter

Mr. Hutter reported that the R24 VNAP committee had met and discussed their limitations, identified areas that they could affect changes, mostly with VFR traffic, institute improvements to the VNAP, and identify noise sensitive areas and landmarks of use for VFR traffic for maps and green sheets. They also discussed jet and helicopter operations. Mr. Hutter said that Mr. Swain was a great resource for the committee. Due to personal reasons, Cathy Faire will not be a member.

STAFF REPORT – G. Vasquez

Mr. Vasquez said that due to construction, the runway will be closed for the next two weeks until May 31st and that they will be paving the turnouts on May 29th. Shortly thereafter, they will be paving the ramp. The fire truck arrived during the week of May

8th. Training on the fire truck was set to start on May 22nd for Airport Operations and the Maintenance staff. Oshkosh will provide frontline maintenance. After six months of hands-on maintenance, some members of the Fleet Service will go back to Oshkosh, Wisconsin, for a week of intense training. The fire truck should be on line in seven to ten days.

DIRECTOR'S REPORT – P. Drinkwater

Mr. Drinkwater did not have a report because all issues had been covered by previous items. He offered to answer any questions, but the PAAC members had no questions for him.

MEMBER ANNOUNCEMENTS

Ms. Finnila said that she would not be present at the next PAAC meeting and that she would ask Mr. Hutter to act as chair in her absence.

Ms. Reyes announced that the San Diego County Regional Airport Authority had scheduled an Airport Site Selection Community Meeting at Palomar College on Tuesday, May 23rd from 6-9 p.m.

SET AGENDA FOR MEETING ON JUNE 15, 2006

Ms. Finnila announced that the next meeting would be held on June 15, 2006, at 7:00 p.m.

ADJOURN

Meeting was adjourned at 9:04 p.m.

By: _____
Dan Thompson, Administrative Secretary I